

WARRANTY DEED  
(Joint Tenancy)  
KNOW ALL MEN BY THESE PRESENTS,  
**19141**

TRANSFER  
TAX  
PAID

That, we, JOHN H. KELLEY and VIRGINIA L. KELLEY of Glens

Falls, County of Warren, State of New York, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by RALPH GABARRO and DOROTHY GABARRO of Waterville, County of Kennebec and State of Maine, whose mailing address is Eight Rod Road, Waterville, Maine, 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RALPH GABARRO and DOROTHY GABARRO as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN lot or parcel of land situated in said Waterville, bounded and described as follows:

COMMENCING on the east line of the Eight Rod Road, at the southwest corner at the property of D. Roy Craig; thence easterly at an interior angle with the road line of  $118^{\circ} 15'$  a distance of 660 feet; thence turning at an interior angle of  $68^{\circ}$  and running southwesterly a distance of 1,140 feet; thence turning at an interior angle of  $112^{\circ}$  and running northwesterly a distance of 800 feet to the center of a four-foot square flat rock at the east line of the Eight Rod Road; thence turning at an interior angle of  $61^{\circ} 45'$  and running northeasterly along the east line of the Eight Rod Road a distance of 1,200 feet to the point of beginning.

EXCEPTING AND RESERVING therefrom a triangular parcel of land on the northerly side of said premises conveyed by William and Mary Schoenthaler to R. Walter and Bernadette Williams recorded in the Kennebec Registry in Book 1473, Page 361 and rerecorded in Book 1746, Page 8.

ALSO EXCEPTING AND RESERVING therefrom a parcel conveyed by said Schoenthalers to Russell LeGare by Warranty Deed, dated November 6, 1975, and recorded in the Kennebec Registry of Deeds, Book 1868, Page 198, and described as follows:

COMMENCING on the east line of the Eight Rod Road at the southwest corner of the property now or formerly of D. Roy Craig; thence easterly forming an interior angle with the road line of  $118^{\circ} 15'$  a distance of 660 feet, more or less, said line being the northerly boundary of land of said Schoenthalers; thence turning and forming an interior angle of  $68^{\circ}$  and running southwesterly a distance to a point (which point is that point where a line running easterly and parallel to and 50 feet from said north boundary would intersect Schoenthalers' easterly line); thence turning and running westerly in a line parallel to and 50 feet from the first mentioned bound to the east line of the Eight Rod Road; thence northerly along the easterly line of the Eight Rod Road a distance of 50 feet to the point of beginning.

ALSO RESERVING AND EXCEPTING therefrom a parcel conveyed by said Schoenthalers to Robert Cote; by Warranty Deed dated October 17, 1975, recorded in Kennebec Registry of Deeds, Book 1859, Page 107, and described as follows:

BEGINNING at a steel pin in the southerly side of the Eight Rod Road in Waterville, said pin being 10 feet southeasterly of a flat stone described in a deed from Elias and Sylvia Karter to the said Schoenthalers; thence S 60° E, 790 feet along the northerly line of the land of Clyde Elliot; thence N 52° 12' E, 570 feet along an old wire fence, said fence being the westerly line of the land of Gloria LeGare to a steel pin; thence N 56° 15' W, 700.5 feet along the land of said Schoenthalers to a steel pin in the easterly line of the Eight Rod Road; thence S 58° 5' W along the easterly line of said Road 650 feet to the point of beginning.

BEING a portion of the premises acquired by John H. and Virginia L. Kelley by deed of the President and Trustees of Colby College dated October 15, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2428, Page 3.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **RALPH GABARRO** and **DOROTHY GABARRO** as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; **EXCEPT AS AFORESAID** that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **JOHN H. KELLEY** and **VIRGINIA L. KELLEY**, husband and wife, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 22<sup>ND</sup> day of **AUGUST** in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered  
in the presence of:

*Robert F. Cosgrove*  
To Beth

*John H. Kelley*  
**JOHN H. KELLEY**  
*Virginia L. Kelley*  
**VIRGINIA L. KELLEY**

STATE OF MAINE  
COUNTY OF KENNEBEC

AUGUST 22, 1986

Then personally appeared the above named **JOHN H. KELLEY** and **VIRGINIA L. KELLEY** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Robert F. Cosgrove*  
Notary Public  
Print Name *Robert F. Cosgrove*  
My Commission Expires *5-17-92*

SEAL